

082.0

0002

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

651,200 / 651,200

USE VALUE:

651,200 / 651,200

ASSESSED:

651,200 / 651,200



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
81		SUNSET RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	MOONEY DAVID/CONSTANCE O	
Owner 2:		
Owner 3:		

Street 1: 81 SUNSET RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: STEWART DAVID E/JENNIFER C -

Owner 2: -

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 4,180 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Vinyl Exterior and 1728 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4180		Sq. Ft.	Site		0	70.	1.30	6									381,782						381,800	

Legal Description								User Acct
								50848
								GIS Ref
								GIS Ref
								Insp Date
								09/15/18

09/15/18	Entered Lot Size
	Total Land:
	Land Unit Type:

!6644!

PRINT

Date 12/10/20 Time 21:23:45

LAST REV

Date 10/03/18 Time 11:23:39

6644

mmcmakin

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Parcel ID 082.0-0002-0019.0								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	261,300	8100	4,180.	381,800	651,200	651,200
2019	101	FV	216,200	8400	4,180.	376,300	600,900	600,900
2018	101	FV	216,200	8400	4,180.	289,100	513,700	513,700
2017	101	FV	216,200	8400	4,180.	272,700	497,300	497,300
2016	101	FV	216,200	8400	4,180.	250,900	475,500	475,500
2015	101	FV	202,700	8700	4,180.	234,500	445,900	445,900
2014	101	FV	202,700	8700	4,180.	216,000	427,400	427,400
2013	101	FV	202,700	8700	4,180.	216,000	427,400	427,400

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEWART DAVID E	1339-38		6/19/2007		480,000	No	No		
CLARK ROBERT B	1283-32		4/15/2004		300,000	No	No		
MORRIS LINDA A-	1210-58		8/27/1999		190,000	No	No		
	1082-10		6/1/1991		183,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/29/2006	826	Redo Kit	15,000			G8	GR FY08	
8/23/2006	711	Manual	2,000			G8	GR FY08	remove chimney
6/8/2004	460	Siding	14,550					VINYL

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
4/30/2009	Inspected	189	PATRIOT
3/4/2009	Measured	189	PATRIOT
12/3/2008	MLS	MM	Mary M
8/5/2007	MLS	HC	Helen Chinal
3/24/2005	Permit Visit	BR	B Rossignol
3/8/2005	External Ins	BR	B Rossignol
1/11/2000	Mailer Sent		
1/11/2000	Measured	277	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

____/____/____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																																																																																																		
Type: 5	- Cape			Full Bath: 1	Rating: Good			bsmt sink.																																																																																																																																																																																																						
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath: 1	Rating: Average																																																																																																																																																																																																									
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating:																																																																																																																																																																																																									
Foundation: 2 - Conc. Block				A 3QBth: 1	Rating:																																																																																																																																																																																																									
Frame: 1 - Wood				1/2 Bath: 1	Rating:																																																																																																																																																																																																									
Prime Wall: 4 - Vinyl				A HBth: 1	Rating:																																																																																																																																																																																																									
Sec Wall: 1	%			OthrFix: 1	Rating: Average																																																																																																																																																																																																									
Roof Struct: 1 - Gable				OTHER FEATURES																																																																																																																																																																																																										
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																																																																																																																																																																																																									
Color: GRAY				A Kits: 1	Rating:																																																																																																																																																																																																									
View / Desir:				Fpl: 1	Rating:																																																																																																																																																																																																									
GENERAL INFORMATION				WSFlue: 1	Rating:																																																																																																																																																																																																									
Grade: C - Average				CONDOS INFORMATION																																																																																																																																																																																																										
Year Blt: 1949	Eff Yr Blt:			Location: 1																																																																																																																																																																																																										
Alt LUC: 1	Alt %: 1			Total Units: 1																																																																																																																																																																																																										
Jurisdct: 1	Fact: .			Floor: 1																																																																																																																																																																																																										
Const Mod: 1				% Own: 1																																																																																																																																																																																																										
Lump Sum Adj: 1				Name: 1																																																																																																																																																																																																										
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																																																																																																																																																		
Avg Ht/FL: STD	Phys Cond: GD - Good			18.6 %	Exterior: 1				No Unit RMS BRS FL																																																																																																																																																																																																					
Prim Int Wall: 2	Functional: 1				Interior: 1				1 7 3 M																																																																																																																																																																																																					
Sec Int Wall: 1	Economic: 1				Additions: 1																																																																																																																																																																																																									
Partition: T	Special: 1				Kitchen: 1																																																																																																																																																																																																									
Prim Floors: 3	Override: 1				Baths: 1																																																																																																																																																																																																									
Sec Floors: 1	Total: 18.6 %				Plumbing: 1																																																																																																																																																																																																									
Bsmnt Flr: 12	- Concrete				Electric: 1																																																																																																																																																																																																									
Subfloor: 1					Heating: 1																																																																																																																																																																																																									
Bsmnt Gar: 1					General: 1																																																																																																																																																																																																									
Electric: 3	CALC SUMMARY				Totals 1 7 3																																																																																																																																																																																																									
Insulation: 2	Basic \$ / SQ: 105.00																																																																																																																																																																																																													
Int vs Ext: S	Size Adj.: 1.35000002																																																																																																																																																																																																													
Heat Fuel: 2	Const Adj.: 0.98990101																																																																																																																																																																																																													
Heat Type: 3	Adj \$ / SQ: 140.318																																																																																																																																																																																																													
# Heat Sys: 1	Other Features: 86000																																																																																																																																																																																																													
% Heated: 100	Grade Factor: 1.00																																																																																																																																																																																																													
Solar HW: NO	NBHD Inf: 1.00000000																																																																																																																																																																																																													
% Com Wall	NBHD Mod: 1																																																																																																																																																																																																													
	LUC Factor: 1.00																																																																																																																																																																																																													
	Adj Total: 321042																																																																																																																																																																																																													
	Depreciation: 59714																																																																																																																																																																																																													
	Depreciated Total: 261328																																																																																																																																																																																																													
MOBILE HOME				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1																																																																																																																																																																																																						
SPEC FEATURES/YARD ITEMS								PARCEL ID 082.0-0002-0019.0																																																																																																																																																																																																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																																																																																																													
12	Pool-Gunite	D	Y	1	16X32	A	AV	1980	22.87	T	31.2	101			8,100		8,100																																																																																																																																																																																													
More: N	Total Yard Items:	8,100		Total Special Features:			Total:	8,100																																																																																																																																																																																																						
RESIDENTIAL GRID																																																																																																																																																																																																														
<table border="1"> <tr> <td>1st Res Grid</td> <td colspan="3">Desc: Line 1</td> <td># Units: 1</td> <td colspan="12"></td> </tr> <tr> <td>Level</td> <td>FY</td> <td>LR</td> <td>DR</td> <td>D</td> <td>K</td> <td>FR</td> <td>RR</td> <td>BR</td> <td>FB</td> <td>HB</td> <td>L</td> <td>O</td> <td colspan="6"></td> </tr> <tr> <td>Other</td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>Upper</td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>Lvl 2</td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>Lvl 1</td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>Lower</td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>Totals</td> <td>RMs: 7</td> <td>BRs: 3</td> <td>Baths: 1</td> <td>HB</td> <td colspan="12"></td> <td colspan="6"></td> </tr> </table>																		1st Res Grid	Desc: Line 1			# Units: 1													Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O							Other																			Upper																			Lvl 2																			Lvl 1																			Lower																			Totals	RMs: 7	BRs: 3	Baths: 1	HB																																																					
1st Res Grid	Desc: Line 1			# Units: 1																																																																																																																																																																																																										
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																																																																																																																																																																																																		
Other																																																																																																																																																																																																														
Upper																																																																																																																																																																																																														
Lvl 2																																																																																																																																																																																																														
Lvl 1																																																																																																																																																																																																														
Lower																																																																																																																																																																																																														
Totals	RMs: 7	BRs: 3	Baths: 1	HB																																																																																																																																																																																																										
CONDO INFORMATION																																																																																																																																																																																																														
<table border="1"> <tr> <td>Location: 1</td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>Total Units: 1</td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>Floor: 1</td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>% Own: 1</td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>Name: 1</td> <td colspan="12"></td> <td colspan="6"></td> </tr> </table>																		Location: 1																			Total Units: 1																			Floor: 1																			% Own: 1																			Name: 1																																																																																																																
Location: 1																																																																																																																																																																																																														
Total Units: 1																																																																																																																																																																																																														
Floor: 1																																																																																																																																																																																																														
% Own: 1																																																																																																																																																																																																														
Name: 1																																																																																																																																																																																																														
DEPRECIATION																																																																																																																																																																																																														
<table border="1"> <tr> <td>Avg Ht/FL: STD</td> <td>Phys Cond: GD - Good</td> <td>18.6 %</td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>Prim Int Wall: 2</td> <td>Functional: 1</td> <td></td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>Sec Int Wall: 1</td> <td>Economic: 1</td> <td></td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>Partition: T</td> <td>Special: 1</td> <td></td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>Prim Floors: 3</td> <td>Override: 1</td> <td></td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>Sec Floors: 1</td> <td>Total: 18.6 %</td> <td></td> <td colspan="12"></td> <td colspan="6"></td> </tr> </table>																		Avg Ht/FL: STD	Phys Cond: GD - Good	18.6 %																			Prim Int Wall: 2	Functional: 1																				Sec Int Wall: 1	Economic: 1																				Partition: T	Special: 1																				Prim Floors: 3	Override: 1																				Sec Floors: 1	Total: 18.6 %																																																																																		
Avg Ht/FL: STD	Phys Cond: GD - Good	18.6 %																																																																																																																																																																																																												
Prim Int Wall: 2	Functional: 1																																																																																																																																																																																																													
Sec Int Wall: 1	Economic: 1																																																																																																																																																																																																													
Partition: T	Special: 1																																																																																																																																																																																																													
Prim Floors: 3	Override: 1																																																																																																																																																																																																													
Sec Floors: 1	Total: 18.6 %																																																																																																																																																																																																													
REMODELING																																																																																																																																																																																																														
<table border="1"> <tr> <td>Exterior: 1</td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>Interior: 1</td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>Additions: 1</td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>Kitchen: 1</td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>Baths: 1</td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>Plumbing: 1</td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>Electric: 1</td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>Heating: 1</td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td>General: 1</td> <td colspan="12"></td> <td colspan="6"></td> </tr> <tr> <td colspan="13">Totals 1 7 3</td> <td colspan="5"></td> </tr> </table>																		Exterior: 1																			Interior: 1																			Additions: 1																			Kitchen: 1																			Baths: 1																			Plumbing: 1																			Electric: 1																			Heating: 1																			General: 1																			Totals 1 7 3																	
Exterior: 1																																																																																																																																																																																																														
Interior: 1																																																																																																																																																																																																														
Additions: 1																																																																																																																																																																																																														
Kitchen: 1																																																																																																																																																																																																														
Baths: 1																																																																																																																																																																																																														
Plumbing: 1																																																																																																																																																																																																														
Electric: 1																																																																																																																																																																																																														
Heating: 1																																																																																																																																																																																																														
General: 1																																																																																																																																																																																																														
Totals 1 7 3																																																																																																																																																																																																														
RES BREAKDOWN																																																																																																																																																																																																														
<table border="1"> <tr> <td>No Unit</td> <td>RMS</td> <td>BRS</td> <td>FL</td> <td colspan="14"></td> </tr> <tr> <td>1</td> <td>7</td> <td>3</td> <td>M</td> <td colspan="14"></td> </tr> </table>																		No Unit	RMS	BRS	FL															1	7	3	M																																																																																																																																																																							
No Unit	RMS	BRS	FL																																																																																																																																																																																																											
1	7	3	M																																																																																																																																																																																																											
SUB AREA																																																																																																																																																																																																														
<table border="1"> <tr> <td>Code</td> <td>Description</td> <td>Area - SQ</td> <td>Rate - AV</td> <td>Undepr Value</td> <td>Sub Area</td> <td>% Usbl</td> <td>Descrip</td> <td>% Type</td> <td>Qu</td> <td># Ten</td> </tr> <tr> <td>BMT</td> <td>Basement</td> <td>768</td> <td>59.250</td> <td>45,504</td> <td>BMT</td> <td>100</td> <td>RRM</td> <td>50</td> <td>G</td> <td></td> </tr> <tr> <td>FFL</td> <td>First Floor</td> <td>768</td> <td>140.320</td> <td>107,765</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TQS</td> <td>3/4 Story</td> <td>576</td> <td>140.320</td> <td>80,823</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>WDK</td> <td>Deck</td> <td>60</td> <td>15.840</td> <td>950</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="10">Net Sketched Area: 2,172</td> <td>Total: 235,042</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Size Ad</td> <td>1344</td> <td>Gross Are</td> <td>2364</td> <td>FinArea</td> <td>1728</td> <td></td> </tr> </table>																		Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	BMT	Basement	768	59.250	45,504	BMT	100	RRM	50	G		FFL	First Floor	768	140.320	107,765							TQS	3/4 Story	576	140.320	80,823							WDK	Deck	60	15.840	950							Net Sketched Area: 2,172										Total: 235,042						Size Ad	1344	Gross Are	2364	FinArea	1728																																																																																																																
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																																																																																																																																																																				
BMT	Basement	768	59.250	45,504	BMT	100	RRM	50	G																																																																																																																																																																																																					
FFL	First Floor	768	140.320	107,765																																																																																																																																																																																																										
TQS	3/4 Story	576	140.320	80,823																																																																																																																																																																																																										
WDK	Deck	60	15.840	950																																																																																																																																																																																																										
Net Sketched Area: 2,172										Total: 235,042																																																																																																																																																																																																				
Size Ad	1344	Gross Are	2364	FinArea	1728																																																																																																																																																																																																									
SUB AREA DETAIL																																																																																																																																																																																																														
<table border="1"> <tr> <td>Code</td> <td>Description</td> <td>Area - SQ</td> <td>Rate - AV</td> <td>Undepr Value</td> <td>Sub Area</td> <td>% Usbl</td> <td>Descrip</td> <td>% Type</td> <td>Qu</td> <td># Ten</td> </tr> <tr> <td>BMT</td> <td>Basement</td> <td>768</td> <td>59.250</td> <td>45,504</td> <td>BMT</td> <td>100</td> <td>RRM</td> <td>50</td> <td>G</td> <td></td> </tr> <tr> <td>FFL</td> <td>First Floor</td> <td>768</td> <td>140.320</td> <td>107,765</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>TQS</td> <td>3/4 Story</td> <td>576</td> <td>140.320</td> <td>80,823</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>WDK</td> <td>Deck</td> <td>60</td> <td>15.840</td> <td>950</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="10">Net Sketched Area: 2,172</td> <td>Total: 235,042</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Size Ad</td> <td>1344</td> <td>Gross Are</td> <td>2364</td> <td>FinArea</td> <td>1728</td> <td></td> </tr> </table>																		Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	BMT	Basement	768	59.250	45,504	BMT	100	RRM	50	G		FFL	First Floor	768	140.320	107,765							TQS	3/4 Story	576	140.320	80,823							WDK	Deck	60	15.840	950							Net Sketched Area: 2,172										Total: 235,042						Size Ad	1344	Gross Are	2364	FinArea	1728																																																																																																																
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																																																																																																																																																																																				
BMT	Basement	768	59.250	45,504	BMT	100	RRM	50	G																																																																																																																																																																																																					
FFL	First Floor	768	140.320	107,765																																																																																																																																																																																																										
TQS	3/4 Story	576	140.320	80,823																																																																																																																																																																																																										
WDK	Deck	60	15.840	950																																																																																																																																																																																																										
Net Sketched Area: 2,172										Total: 235,042																																																																																																																																																																																																				
Size Ad	1344	Gross Are	2364	FinArea	1728																																																																																																																																																																																																									
IMAGE																																																																																																																																																																																																														
AssessPro Patriot Properties, Inc																																																																																																																																																																																																														